

PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY, 4 APRIL 2023, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:00p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: J. Castignoli, E. Hirsch, B. Kaligian, C.S. Moore, J. Mortimer, R. Satti, M. Zahariades

Not Present: N. Austin, J. Kader, J. Quish

Staff: D. Sulkis, City Planner; M. Greene, Rec. Sec'y

Vice Chairman Satti announced that he would conduct the meeting in the absence of Chairman Quish.

C. NEW BUSINESS: NONE

D. PUBLIC HEARINGS

Extension of Moratorium 22-7 Petition of the Planning and Zoning Board for an extension of a change to Article VI, Section 6.4 Non-Conforming Lots.

Vice Chairman Satti asked Mr. Sulkis to review. Mr. Sulkis said the board voted in February to extend the moratorium to give the board time to craft a new regulation to handle nonconforming lots created prior to 1929. He said the last approval occurred without a required public hearing and this meeting would give the board a chance to correct this error.

Vice Chairman Satti asked if there were further questions from the board for Mr. Sulkis. Hearing none, he asked for public comment while noting the absence of an audience. He closed the hearing. He and Mr. Sulkis discussed when the extension would take effect, based on the vote to be taken if the extension were approved.

Vice Chairman Satti asked for a motion.

Mr. Mortimer *moved to approve as presented* the petition of the Planning and Zoning Board for an extension of a change to Article VI, Section 6.4 Non-Conforming Lots to 8/31/23.

Second: Mr. Castignoli seconded.

Discussion: None.

Vote: The motion initially received 5 votes with **Messrs. Castignoli, Kaligian, Moore, Mortimer, and Zahariades voting with the motion, Mr. Hirsch voting against, and Mr. Satti abstaining.** Mr. Hirsch subsequently changed his vote, explaining that he hadn't understood the nature of the vote at first. Vice Chairman Satti asked Mr. Sulkis if it were proper to allow a member to change a vote, and Mr. Sulkis said it was, inviting any other member to follow suit; none did. With Mr. Hirsch's change, 6 votes in favor were cast and the motion passed.

D. OLD BUSINESS—None.

E. LIAISON REPORTS—None.

F. SUBCOMMITTEE REPORTS—

G. APPROVAL OF MINUTES—3/21/2023 minutes were approved; motion: Mr. Castignoli; second: Mr. Moore; Mr. Kaligian abstained, Messrs. Castignoli, Hirsch, Moore, Mortimer, Satti, and Zahariades voted with the motion.

H. CHAIR'S REPORT – None.

I. STAFF REPORT - None.

J. ADJOURNMENT was at 7:11.

Attest: M.E. Greene

New Business, not on the Agenda, may be brought up by a 2/3's vote of those Members present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.